



26 Powell Avenue, Blackpool,
FY4 3HH

£134,950

***** VERY SPACIOUS & REFURBISHED FAMILY HOME *****

This **VERY SPACIOUS** end garden terraced house, originally built as an ex-local authority home, offers generous accommodation together with an impressive plot.

The property features **THREE DOUBLE BEDROOMS**, with even the smallest measuring **OVER 12ft x 8ft**, plus **TWO SEPARATE RECEPTION ROOMS** and a **DINING KITCHEN** with a newly fitted range of stylish contemporary units.

There is also a **MODERN FOUR-PIECE BATHROOM**, complete with both a separate shower and bath.

Occupying an **IMPRESSIVE INTERNAL CORNER PLOT**, the property benefits from larger-than-average **SOUTH-FACING REAR GARDENS**, while the front provides **EXCELLENT OFF-STREET PARKING**.

Viewing is highly recommended to fully appreciate the space, plot and standard of accommodation on offer.

- Three **DOUBLE** bedrooms
- **STUNNING** four piece bathroom
- Two separate receptions; **STYLISH DINING** kitchen
- **LARGE SOUTH** facing rear gardens
- **UPVC** double glazing; Gas central heating
- No chain; **REFURBISHED** family home



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Hall: Staircase, Understairs storage, Double glazed composite front door, Radiator.

Living Room: 12'7" x 9'11" (3.84 m x 3.02 m) UPVC double glazed window, Radiator.

Lounge: 14'1" x 12'8" (4.29 m x 3.86 m) UPVC double glazed window, Radiator.

Dining Kitchen: 14'11" x 12'4" (4.55 m x 3.76 m) Stylish range of fitted wall and base cupboard units and feature corner unit, Complementary roll edge worktops, Integrated oven, hob, fridge and freezer, Corner storage unit, Colour coordinated sink, Tiled splash back, Wood effect laminate flooring, UPVC double glazed rear door and two UPVC double glazed windows, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Concealed combi gas central heating boiler, UPVC double glazed window.

First Floor:

Landing: Built in storage cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 14'1" x 11'6" (4.29 m x 3.51 m) Built in wardrobes to alcoves, UPVC double glazed window, Radiator.

Bedroom 2: 12'8" x 9'11" (3.86 m x 3.02 m) UPVC double glazed window, Radiator.

Bedroom 3: 12'4" x 8'9" (3.76 m x 2.67 m) UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled bath, Low flush WC, Pedestal wash basin, Separate large shower cubicle, Tiled walls, Extractor fan, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Stone gravelled for ease of maintenance.

Rear: Larger south facing, Large paved patio, Flowerbeds, Timber shed.

Parking: Off street parking to the front. Plus additional parking to communal parking area in front of the property.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

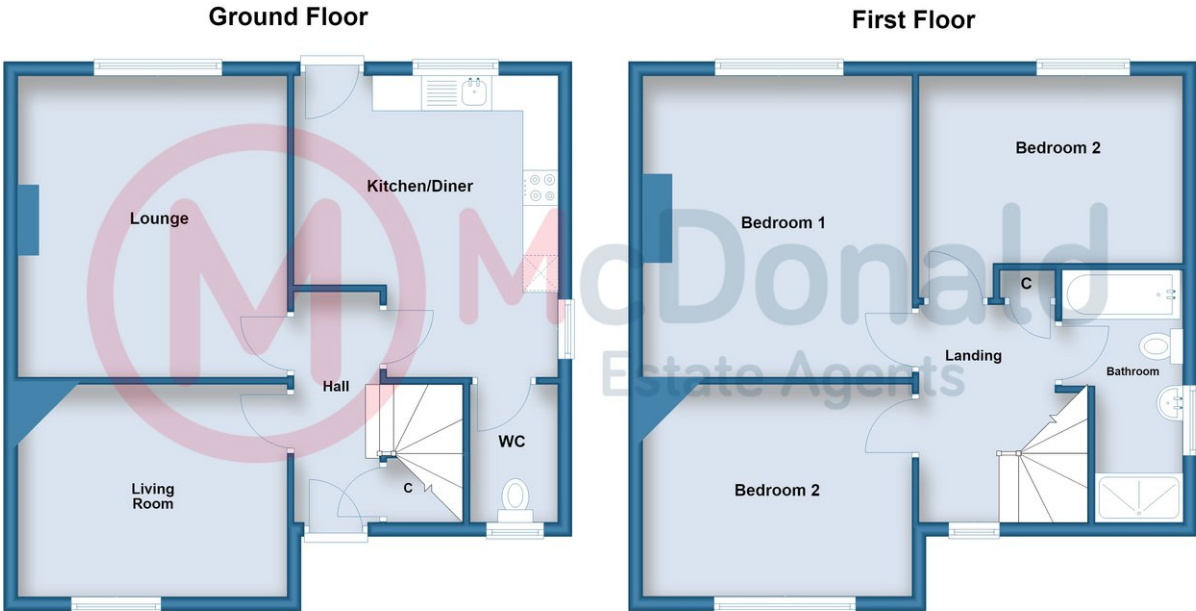


Directions: Travel south along Whitegate Drive, at Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive and Powell Avenue can be found seventh on your left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Powell Avenue

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